

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		CROSBY ST, ARLINGTON

## OWNERSHIP

Owner 1:	VANZILE HENRY E JR			
Owner 2:	SCHNEYER CAROLYN			
Owner 3:				
Street 1:	40 CROSBY ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	WEBBER SUSAN D -		
Owner 2:	-		
Street 1:	40 CROSBY ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit	Total:	420,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	214,900		420,000	634,900
Total Card	0.138	214,900		420,000	634,900
Total Parcel	0.138	214,900		420,000	634,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		489.89	/Parcel: 489.89

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,900	0	6,000.	420,000	634,900		Year end	12/23/2021
2021	101	FV	207,700	0	6,000.	420,000	627,700		Year End Roll	12/10/2020
2020	101	FV	207,700	0	6,000.	420,000	627,700	627,700	Year End Roll	12/18/2019
2019	101	FV	186,600	0	6,000.	390,000	576,600	576,600	Year End Roll	1/3/2019
2018	101	FV	186,600	0	6,000.	390,000	576,600	576,600	Year End Roll	12/20/2017
2017	101	FV	186,600	0	6,000.	342,000	528,600	528,600	Year End Roll	1/3/2017
2016	101	FV	186,600	0	6,000.	312,000	498,600	498,600	Year End	1/4/2016
2015	101	FV	175,100	0	6,000.	276,000	451,100	451,100	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

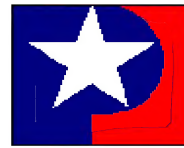
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Meas/Inspect	CC	Chris C
12/23/2008	Meas/Inspect	163	PATRIOT
2/2/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
7/28/1993		MF	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	45533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/30/21	03:15:57

**LAST REV**

Date	Time
02/26/20	14:17:58
danam	
6071	

